



SITE NAME: TUC_PUMPHOUSE

Special Exception
Preliminary Development Plan
S.E. 16-16 Date 1/22/16
Planning & Development Services

SITE ACQUISITION

CENTERLINE SOLUTIONS
4636 E. ELWOOD STREET, STE #7
PHOENIX, AZ 85040
PHONE: (480) 254-9371
CONTACT: SHIRLEY CROWDER

ARCHITECT

YOUNG DESIGN CORP.
10245 E. VIA LINDA, #211
SCOTTSDALE, ARIZONA, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

SURVEYOR

RLF CONSULTING, LLC
1214 N. STADEM DR.
TEMPE, ARIZONA, 85281
PHONE: (480) 510-3668
FAX: (480) 445-9185
CONTACT: RYAN FIDLER

LESSOR / OWNER

PAUL HAUSER
2421 E. SPEEDWAY BLVD.
TUCSON, AZ 85719-4735
PHONE: (520) 333-4269
CONTACT: PAUL HAUSER

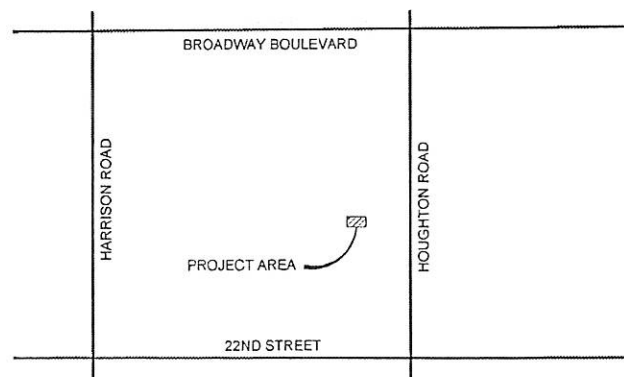
LESSEE / COMPANY

VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, ARIZONA, 85283
PHONE: (602) 390-9844
CONTACT: RICK MIRANDA

SITE PHOTO:



VICINITY MAP:



SITE COORDINATES:

LATITUDE : 32° 12' 44.545" N
LONGITUDE : 110° 46' 35.536" W
ELEVATION : 2802.9' A.M.S.L.



DRIVING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE, AZ: DEPART W. GEMINI DR TOWARD S. ASH AVE. TURN LEFT ONTO S. ASH AVE. TURN RIGHT ONTO W. GUADALUPE RD. TURN LEFT ONTO S. KYRENE RD. KEEP RIGHT TO STAY ON S. KYRENE RD. KEEP STRAIGHT ONTO W. GROVE PKWY. KEEP STRAIGHT ONTO S. PRIEST DR. TURN RIGHT ONTO W. ELLIOT RD. TAKE RAMP LEFT FOR I-10 E. AT EXIT 258, TAKE RAMP RIGHT FOR N. FREEWAY TOWARD CONGRESS ST / BROADWAY BLVD. TURN LEFT ONTO W. CONGRESS ST. KEEP STRAIGHT ONTO W. BROADWAY BLVD. ROAD NAME CHANGES TO E. BROADWAY BLVD. TURN RIGHT ONTO S. LELAND DR WHICH IS UNPAVED. FOLLOW ROAD SOUTH DOWN TO EXISTING BUILDING AND WALLED COMPOUND.

ZONING COMPLIANCE:

LOCAL JURISDICTION : CITY OF TUCSON
ASSESSORS PARCEL : 133-39-0450
ZONING : SR
USE : TELECOMMUNICATION FACILITY
PARENT PARCEL AREA : 198,872.64 S.F. (4.5 ACRES)
NEW LEASE AREA : 616 S.F.
PARKING REQ'D : 1
PARKING PROVIDED : 1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS

THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER, & NO PLUMBING WORK WILL OCCUR AS PART OF THIS PROJECT.

MECHANICAL (HVAC) IS INSTALLED BY MANUFACTURED BUILDING SUPPLIER AND IS USED FOR EQUIPMENT COOLING ONLY. BUILDING WILL HAVE ONLY OCCASIONAL OCCUPANCY FOR SERVICE & UPKEEP THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL NEW ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW ANTENNAS AND ASSOCIATED COAX CABLES

NEW ELECTRICAL SERVICE

NEW MONOPALM

(2) NEW LESSEE PROVIDED LIVE PALM TREES

NEW OUTDOOR EQUIPMENT CABINETS

NEW OUTDOOR 30KW STAND-BY GENERATOR

NEW SLUMP BLOCK RETAINING WALL TO

MATCH EXISTING HOUSE

SHEET INDEX:

NO.	DESCRIPTION
T1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
Z-0	OVERALL SITE PLAN
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATION

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young design corp

architecture / project management

10245 E. Via Linda, Scottsdale, AZ 85258

ph: 480 451 9609 fax: 480 451 9608

e mail: corporate@ydcoffice.com

SEAL

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19302 RYANAL C YOUNG

EST. 12/31/16

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THREE HUNDRED SIXTY-SEVEN

NO. DATE DESCRIPTION

1 9/16/2015 PRELIMINARY REVIEW ZD'S

2 9/22/2015 SUBMITTAL ZD'S

3 10/6/2015 LL COMMENTS

4 1/21/2016 REVISIONS

ARCHITECTS JOB NO.

YDC-6273

PROJECT INFORMATION

TUC_PUMPHOUSE

10000 E. BROADWAY

TUCSON, AZ 85748

SHEET TITLE

TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER

T-1

LESSOR'S LEGAL DESCRIPTION (APN: 133-39-0460)
THAT CERTAIN WELL-SITE DESCRIBED AS FOLLOWS, TO-WIT:

THE SOUTH 150 FEET OF THE NORTH 550.55 FEET OF THE WEST 125 FEET OF THE
NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 14
SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA
COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS (APN: 133-39-0460)

1. AN EASEMENT FOR ELECTRIC TRANSMISSION LINE AND INCIDENTAL
PURPOSES, RECORDED AS DOCKET 687, PAGE 160.
2. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS
BOOK 12 OF SURVEYS, PAGE 43.

ITEMS 1 THRU 3, 5, 7 THRU 8 OF THE CLIENT PROVIDED TITLE REPORT DO
NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS,
RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT
GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT
MAY AFFECT THE SUBJECT LEASED PREMISES.

LESSOR'S LEGAL DESCRIPTION APN: 133-39-0450

ALL THAT PORTION OF THE NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER
AND OF LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, PARTICULARLY DESCRIBED AS
FOLLOWS, TO-WIT:

BEGINNING AT A POINT 25 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID
NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER; THENCE EASTERLY ALONG
THE NORTH BOUNDARY OF SAID NORTH-EAST QUARTER OF THE SOUTH-EAST
QUARTER, A DISTANCE OF 335.63 FEET; THENCE SOUTHERLY AND PARALLEL TO THE
WEST BOUNDARY OF SAID NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER, A
DISTANCE OF 630.5 FEET; THENCE NORTH-WESTERLY TO A POINT WHICH IS DISTANT
SOUTH 550.55 FEET FROM THE NORTH BOUNDARY LINE AND 125 FEET EAST OF THE
WEST BOUNDARY LINE OF SAID NORTH-EAST QUARTER OF THE SOUTH-EAST
QUARTER; THENCE NORTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID
NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER, A DISTANCE OF 150 FEET TO
A POINT; THENCE WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID
NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER, A DISTANCE OF 125 FEET TO
A POINT ON THE WEST BOUNDARY THEREOF; THENCE NORTHERLY ALONG SAID
WEST BOUNDARY LINE, A DISTANCE OF 455.55 FEET, TO A POINT ON THE WESTERLY
LINE OF LOT 1 IN SAID SECTION 14, DISTANT 25 FEET NORTHERLY FROM THE
SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY TO THE POINT OF
BEGINNING.

SCHEDULE B EXCEPTIONS APN: 133-39-0450

1. AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES,
RECORDED AS DOCKET 687, PAGE 164 AND IN DOCKET 704, PAGE 112,
(REFERENCED)

ITEMS 1 THRU 4, 6 THRU 9 OF THE CLIENT PROVIDED TITLE REPORT DO
NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS,
RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT
GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT
MAY AFFECT THE SUBJECT LEASED PREMISES.

LESSOR'S LEGAL DESCRIPTION APN: 133-39-002B

PARCEL NO. 1:
THE SOUTH 360 FEET OF THE EAST 900 FEET OF LOT 2, SECTION 14, TOWNSHIP 14
SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY,
ARIZONA; EXCEPT THE EAST 600 FEET OF THE SOUTH 240 FEET THEREOF.

PARCEL NO. 2:
THE EAST 600 FEET OF THE SOUTH 240 FEET OF LOT 2, SECTION 14, TOWNSHIP 14
SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY,
ARIZONA.

PARCEL NO. 3:
THE NORTH 55 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 395 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTH-EAST
QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS APN: 133-39-002B

1. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND INCIDENTAL
PURPOSES, RECORDED AS DOCKET 971, PAGE 391.
2. AN EASEMENT FOR EXISTING WATER MAIN AND TELEPHONE LINE AND
INCIDENTAL PURPOSES, RECORDED AS DOCKET 971, PAGE 391.
3. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND INCIDENTAL
PURPOSES, RECORDED AS DOCKET 797, PAGE 145.
4. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES,
RECORDED AS DOCKET 653, PAGE 409.
7. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS
DOCKET 721, PAGE 476 (BLANKET IN NATURE)
8. AN EASEMENT FOR ELECTRIC RIGHT OF WAY AND INCIDENTAL PURPOSES,
RECORDED AS DOCKET 43, PAGE 21 AND AS PARTIALLY RELEASED IN
DOCKET 4649, PAGE 338 (BLANKET IN NATURE)
9. AN EASEMENT FOR PIPES AND MAINS AND INCIDENTAL PURPOSES,
RECORDED AS DOCKET 7347, PAGE 411.
10. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS
DOCKET 8025, PAGE 406.

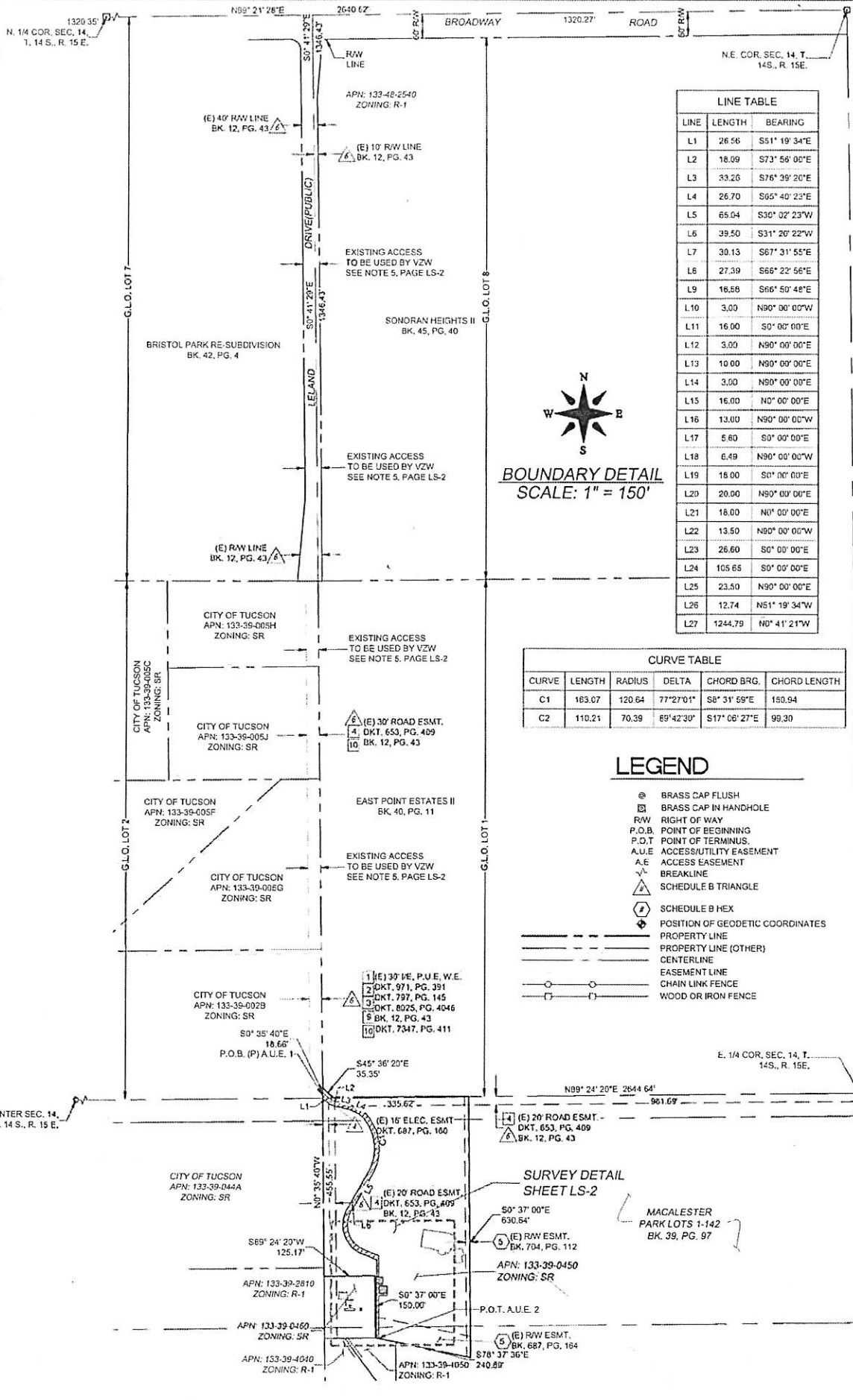
ITEMS 5 THRU 6, 11, AND 12 OF THE CLIENT PROVIDED TITLE REPORT DO
NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS,
RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT
GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT
MAY AFFECT THE SUBJECT LEASED PREMISES.

LESSEE LEASE AREA 1 LEGAL DESCRIPTION

A PORTION OF THE NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER AND OF
LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER
BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH
THE CENTER QUARTER OF SAID SECTION 14 BEARS SOUTH 89°24'20" WEST 2644.64
FEET; THENCE SOUTH 89°24'20" WEST ALONG THE NORTH LINE OF SAID SOUTH-EAST
QUARTER, 961.69 FEET; THENCE CONTINUING SOUTH 89°24'20" WEST, 335.62 FEET;
THENCE DEPARTING SAID NORTH LINE NORTH 45°36'20" WEST, 35.36 FEET; THENCE
SOUTH 00°35'40" EAST ALONG THE WEST LINE OF SAID SOUTH-EAST QUARTER, 18.66
FEET; THENCE DEPARTING SAID WEST LINE SOUTH 51°19'34" EAST, 25.56 FEET;
THENCE SOUTH 73°56'00" EAST, 18.09 FEET; THENCE SOUTH 76°39'20" EAST, 33.26
FEET; THENCE SOUTH 65°40'23" EAST, 26.70 FEET TO THE BEGINNING OF A NON TANGENT
CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE
RIGHT HAVING A RADIUS OF 120.64 FEET, WITH A CHORD BEARING SOUTH
08°31'55" EAST, 150.94 FEET, THROUGH A CENTRAL ANGLE OF 77°27'01", AN ARC
LENGTH OF 163.07 FEET; THENCE SOUTH 30°02'23" WEST, 65.04 FEET; THENCE
SOUTH 31°20'22" WEST, 39.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE
CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT
HAVING A RADIUS OF 70.39 FEET, WITH A CHORD BEARING SOUTH 17°06'27" EAST,
99.30 FEET, THROUGH A CENTRAL ANGLE OF 69°42'30", AN ARC LENGTH OF 110.21
FEET; THENCE SOUTH 67°31'55" EAST, 30.13 FEET; THENCE SOUTH 66°22'56" EAST,
27.39 FEET; THENCE SOUTH 66°50'48" EAST, 16.68 FEET; THENCE SOUTH 00°00'00"
EAST, 45.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" WEST, 3.00 FEET; THENCE SOUTH 00°00'00" EAST, 16.00
FEET; THENCE NORTH 00°00'00" EAST, 3.00 FEET; THENCE NORTH 00°00'00" EAST,
10.00 FEET; THENCE NORTH 00°00'00" EAST, 3.00 FEET; THENCE NORTH 00°00'00"
EAST, 18.00 FEET; THENCE NORTH 00°00'00" WEST, 13.00 FEET TO THE POINT OF
BEGINNING.



LESSEE ACCESS/UTILITY EASEMENT 1 LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTH-EAST QUARTER
OF THE SOUTH-EAST QUARTER AND OF LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH,
RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY,
ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH
THE CENTER QUARTER OF SAID SECTION 14 BEARS SOUTH 89°24'20" WEST 2644.64
FEET; THENCE SOUTH 89°24'20" WEST ALONG THE NORTH LINE OF SAID SOUTH-EAST
QUARTER, 961.69 FEET; THENCE CONTINUING SOUTH 89°24'20" WEST, 335.62 FEET;
THENCE DEPARTING SAID NORTH LINE NORTH 45°36'20" WEST, 35.36 FEET; THENCE
SOUTH 00°35'40" EAST ALONG THE WEST LINE OF SAID SOUTH-EAST QUARTER, 18.66
FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST LINE SOUTH 51°19'34" EAST, 25.56 FEET; THENCE
SOUTH 73°56'00" EAST, 18.09 FEET; THENCE SOUTH 76°39'20" EAST, 33.26 FEET;
THENCE SOUTH 65°40'23" EAST, 26.70 FEET TO THE BEGINNING OF A NON TANGENT
CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE
RIGHT HAVING A RADIUS OF 120.64 FEET, WITH A CHORD BEARING SOUTH 08°31'55"
EAST, 150.94 FEET, THROUGH A CENTRAL ANGLE OF 77°27'01", AN ARC LENGTH OF
163.07 FEET; THENCE SOUTH 30°02'23" WEST, 65.04 FEET; THENCE SOUTH 31°20'22"
WEST, 39.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE
EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF
70.39 FEET, WITH A CHORD BEARING SOUTH 17°06'27" EAST, 99.30 FEET;
THENCE SOUTH 67°31'55" EAST, 30.13 FEET; THENCE SOUTH 66°22'56" EAST, 27.39
FEET; THENCE SOUTH 66°50'48" EAST, 16.68 FEET TO A POINT HEREIN KNOWN AS POINT 'A'
ALSO BEING THE POINT OF TERMINUS.

TOGETHER WITH A 6.00 FOOT WIDE STRIP OF LAND LYING 3.00 FEET ON EACH SIDE
OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT 'A'

THENCE SOUTH 00°00'00" EAST, 45.77 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS
PARCEL.

LESSEE ACCESS/UTILITY EASEMENT 2 LEGAL DESCRIPTION

A 6.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTH-EAST QUARTER
OF THE SOUTH-EAST QUARTER AND OF LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH,
RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY,
ARIZONA, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH
THE CENTER QUARTER OF SAID SECTION 14 BEARS SOUTH 89°24'20" WEST 2644.64
FEET; THENCE SOUTH 89°24'20" WEST ALONG THE NORTH LINE OF SAID SOUTH-EAST
QUARTER, 961.69 FEET; THENCE CONTINUING SOUTH 89°24'20" WEST, 335.62 FEET;
THENCE DEPARTING SAID NORTH LINE NORTH 45°36'20" WEST, 35.36 FEET; THENCE
SOUTH 00°35'40" EAST ALONG THE WEST LINE OF SAID SOUTH-EAST QUARTER, 18.66
FEET; THENCE DEPARTING SAID WEST LINE SOUTH 51°19'34" EAST, 25.56 FEET;
THENCE SOUTH 73°56'00" EAST, 18.09 FEET; THENCE SOUTH 76°39'20" EAST, 33.26
FEET; THENCE SOUTH 65°40'23" EAST, 26.70 FEET TO THE BEGINNING OF A NON
TANGENT CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE
RIGHT HAVING A RADIUS OF 120.64 FEET, WITH A CHORD BEARING SOUTH 08°31'55"
EAST, 150.94 FEET, THROUGH A CENTRAL ANGLE OF 77°27'01", AN ARC LENGTH OF
163.07 FEET; THENCE SOUTH 30°02'23" WEST, 65.04 FEET; THENCE SOUTH 31°20'22"
WEST, 39.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE
EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF
70.39 FEET, WITH A CHORD BEARING SOUTH 17°06'27" EAST, 99.30 FEET;
THENCE SOUTH 67°31'55" EAST, 30.13 FEET; THENCE SOUTH 66°22'56" EAST, 27.39
FEET; THENCE SOUTH 66°50'48" EAST, 16.68 FEET; THENCE SOUTH 00°00'00"
EAST, 45.77 FEET; THENCE NORTH 00°00'00" WEST, 3.00 FEET; THENCE SOUTH
00°00'00" EAST, 16.00 FEET; THENCE NORTH 00°00'00" EAST, 3.00 FEET TO THE
POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 26.60 FEET TO A POINT HEREIN KNOWN AS POINT 'B'
THENCE SOUTH 00°00'00" EAST, 105.65 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH A 6.00 FOOT WIDE STRIP OF LAND LYING 3.00 FEET ON EACH SIDE
OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT 'B'

THENCE NORTH 00°00'00" EAST, 23.50 FEET TO THE POINT OF BEGINNING.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS
PARCEL.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 6.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTH-EAST QUARTER
OF THE SOUTH-EAST QUARTER AND OF LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH,
RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY,
ARIZONA, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH
THE CENTER QUARTER OF SAID SECTION 14 BEARS SOUTH 89°24'20" WEST 2644.64
FEET; THENCE SOUTH 89°24'20" WEST ALONG THE NORTH LINE OF SAID SOUTH-EAST
QUARTER, 961.69 FEET; THENCE CONTINUING SOUTH 89°24'20" WEST, 335.62 FEET;
THENCE DEPARTING SAID NORTH LINE NORTH 45°36'20" WEST, 35.36 FEET; THENCE
SOUTH 00°35'40" EAST ALONG THE WEST LINE OF SAID SOUTH-EAST QUARTER, 18.66
FEET; THENCE DEPARTING SAID WEST LINE SOUTH 51°19'34" EAST, 25.56 FEET;
THENCE SOUTH 73°56'00" EAST, 18.09 FEET; THENCE SOUTH 76°39'20" EAST, 33.26
FEET; THENCE SOUTH 65°40'23" EAST, 26.70 FEET TO THE BEGINNING OF A NON
TANGENT CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE
RIGHT HAVING A RADIUS OF 120.64 FEET, WITH A CHORD BEARING SOUTH 08°31'55"
EAST, 150.94 FEET, THROUGH A CENTRAL ANGLE OF 77°27'01", AN ARC LENGTH OF
163.07 FEET; THENCE SOUTH 30°02'23" WEST, 65.04 FEET; THENCE SOUTH 31°20'22"
WEST, 39.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE
EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF
70.39 FEET, WITH A CHORD BEARING SOUTH 17°06'27" EAST, 99.30 FEET;
THENCE SOUTH 67°31'55" EAST, 30.13 FEET; THENCE SOUTH 66°22'56" EAST, 27.39
FEET; THENCE SOUTH 66°50'48" EAST, 16.68 FEET; THENCE SOUTH 00°00'00"
EAST, 45.77 FEET; THENCE NORTH 00°00'00" WEST, 3.00 FEET; THENCE SOUTH
00°00'00" EAST, 16.00 FEET; THENCE NORTH 00°00'00" EAST, 3.00 FEET; THENCE
NORTH 00°00'00" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 5.60 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS
PARCEL.

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

young
design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY: JTS

DRAWN BY: JTI

CHECKED BY: RLF

REVISIONS

NO.	DATE	DESCRIPTION
7	01/15/16	REVISION-ABM
6	12/16/15	REVISION-ABM
5	12/08/15	TITLE REVIEW-ABM
4	10/19/15	TITLE REVIEW MEMO-JTI
3	10/07/15	REVISION
2	09/19/15	FINAL
1	09/15/15	PRELIMINARY

RLF
CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
214 N. STADIUM DR. • TEMPE, AZ 85283
WWW.RLFCONSULTING.COM • 480-452-9608

Special Exception
Preliminary Development Plan
S.E. 16-16 Date 1/22/16
PLANNING & DEVELOPMENT SERVICES

REUSE OF DOCUMENT
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PROJECT No.
09006794

SITE NAME:
TUC PUMPHOUSE

SITE ADDRESS:
10000 E. BROADWAY
TUCSON AZ, 85748

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:

LESSEE LEASE AREA 2 LEGAL DESCRIPTION

A 6.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH THE CENTER QUARTER OF SAID SECTION 14 BEARS SOUTH 89°24'20" WEST 2644.64 FEET; THENCE SOUTH 89°24'20" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 961.69 FEET; THENCE CONTINUING SOUTH 89°24'20" WEST, 335.62 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 45°30'20" WEST, 35.36 FEET; THENCE SOUTH 00°35'40" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 18.66 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 51°19'34" EAST, 26.56 FEET; THENCE SOUTH 73°50'00" EAST, 16.09 FEET; THENCE SOUTH 76°39'20" EAST, 33.26 FEET; THENCE SOUTH 65°40'23" EAST, 26.70 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 120.64 FEET, WITH A CHORD BEARING SOUTH 08°31'59" EAST, 150.94 FEET, THROUGH A CENTRAL ANGLE OF 77°27'01", AN ARC LENGTH OF 163.07 FEET; THENCE SOUTH 30°02'23" WEST, 65.64 FEET; THENCE SOUTH 31°20'22" WEST, 39.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 70.39 FEET, WITH A CHORD BEARING SOUTH 17°46'27" EAST, 99.30 FEET, THROUGH A CENTRAL ANGLE OF 69°42'30", AN ARC LENGTH OF 110.21 FEET; THENCE SOUTH 67°31'55" EAST, 30.13 FEET; THENCE SOUTH 66°22'56" EAST, 27.30 FEET; THENCE SOUTH 66°50'48" EAST, 16.68 FEET; THENCE SOUTH 00°00'00" EAST, 45.77 FEET; THENCE NORTH 90°00'00" WEST, 3.00 FEET; THENCE SOUTH 00°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" EAST, 3.00 FEET; THENCE NORTH 90°00'00" EAST, 10.00 FEET; THENCE SOUTH 00°00'00" EAST, 6.60 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, 6.49 FEET; THENCE SOUTH 00°00'00" EAST, 18.00 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEET; THENCE NORTH 00°00'00" EAST, 18.00 FEET; THENCE NORTH 90°00'00" WEST, 13.50 FEET TO THE POINT OF BEGINNING.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 90-5551359 EFFECTIVE DATE: 08/27/14; AND ORDER NO.: 90-5554149 EFFECTIVE DATE: 03/03/15.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PROPOSED SITE ACCESS WILL COME FROM BROADWAY ROAD USING THE PUBLIC RIGHT OF WAY OF LEELAND DRIVE TO THE NORTH LINE OF G.L.O. LOT 2 FROM WHICH ACCESS WILL BE OBTAINED USING AN ACCESS EASEMENT GRANTED TO THE LESSOR.

LESSEE ACCESS EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF LOT 1 IN SECTION 14, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH THE CENTER QUARTER OF SAID SECTION 14 BEARS SOUTH 89°24'20" WEST 2644.64 FEET; THENCE SOUTH 89°24'20" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 961.69 FEET; THENCE CONTINUING SOUTH 89°24'20" WEST, 335.62 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 45°36'20" WEST, 35.36 FEET; THENCE SOUTH 00°35'40" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 18.66 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 51°19'34" WEST, 12.74 FEET; THENCE NORTH 00°41'21" WEST, 1244.79 FEET TO THE NORTH LINE OF G.L.O. LOT 7 ALSO BEING THE SOUTH LINE OF LEELAND DRIVE BEING THE POINT OF TERMINUS.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/09/15.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.
C1	163.07	120.64	77°27'01"	58°31'59"E
C2	110.21	70.39	69°42'30"	51°05'27"E

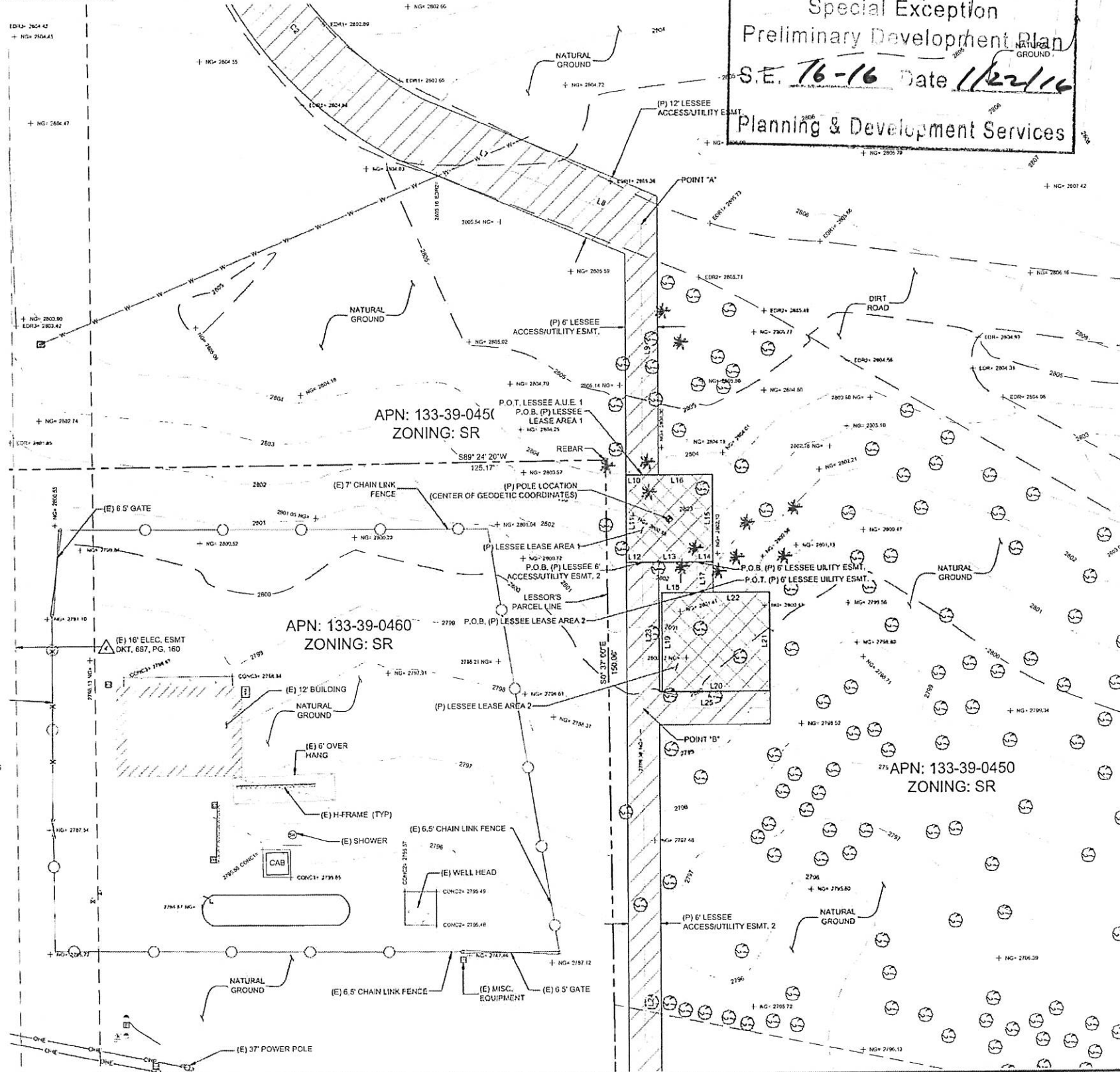
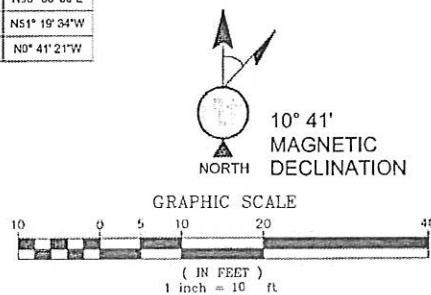
POSITION OF GEODETIC COORDINATES
LATITUDE 32° 12' 44.545" NORTH (NAD83)
LONGITUDE 110° 46' 35.536" WEST (NAD83)
ELEVATION @ GROUND= 2602.9' (NAVD88)

Special Exception
Preliminary Development Plan
S.E. 76-16 Date 1/22/16
Planning & Development Services

LEGEND

LINE	LENGTH	BEARING
L1	26.56	S51° 19' 34"E
L2	18.09	S73° 55' 00"E
L3	33.26	S78° 39' 20"E
L4	26.70	S65° 40' 23"E
L5	65.04	S30° 02' 23"W
L6	39.50	S31° 20' 22"W
L7	30.13	S67° 31' 55"E
L8	27.39	S68° 22' 56"E
L9	16.68	S66° 50' 48"E
L10	3.00	N90° 00' 00"W
L11	16.00	S0° 00' 00"E
L12	3.00	N90° 00' 00"E
L13	10.00	N90° 00' 00"E
L14	3.00	N90° 00' 00"E
L15	16.00	N0° 00' 00"E
L16	13.00	N90° 00' 00"W
L17	5.60	S0° 00' 00"E
L18	6.49	N90° 00' 00"W
L19	18.00	S0° 00' 00"E
L20	20.00	N90° 00' 00"E
L21	18.00	N0° 00' 00"E
L22	13.50	N90° 00' 00"W
L23	26.50	S0° 00' 00"E
L24	105.65	S0° 00' 00"E
L25	23.50	N90° 00' 00"E
L26	12.74	N51° 19' 34"W
L27	1244.79	N0° 41' 21"W

- BRASS CAP FLUSH
- NATURAL GRADE
- TOP BACK OF CURB
- RIGHT OF WAY
- ASPHALT
- SIDEWALK
- CONCRETE
- SPOT ELEVATION
- ELECTRICAL PULL BOX
- ELECTRIC METER
- ELECTRIC EQUIPMENT
- ELECTRIC TRANSFORMER
- ELECTRIC CABINET
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- SAGUARO
- CACTUS
- DECIDUOUS TREE
- BUSH
- SIGN
- BOLLARD
- SCHEDULE B TRIANGLE
- SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- DIRT ROAD
- WATER LINE



verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	JTS
DRAWN BY:	JTJ
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
7	01/15/16	REVISION
6	12/16/15	REVISION
5	12/08/15	TITLE REVIEW-ABM
4	10/19/15	TITLE REVIEW MEMO-JTJ
3	10/07/15	REVISION
2	09/19/15	FINAL
1	09/15/15	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
2414 N. STACEN CR • TEMPE, AZ 85281
WWW.RLFCONSULTING.COM • 480-442-2162

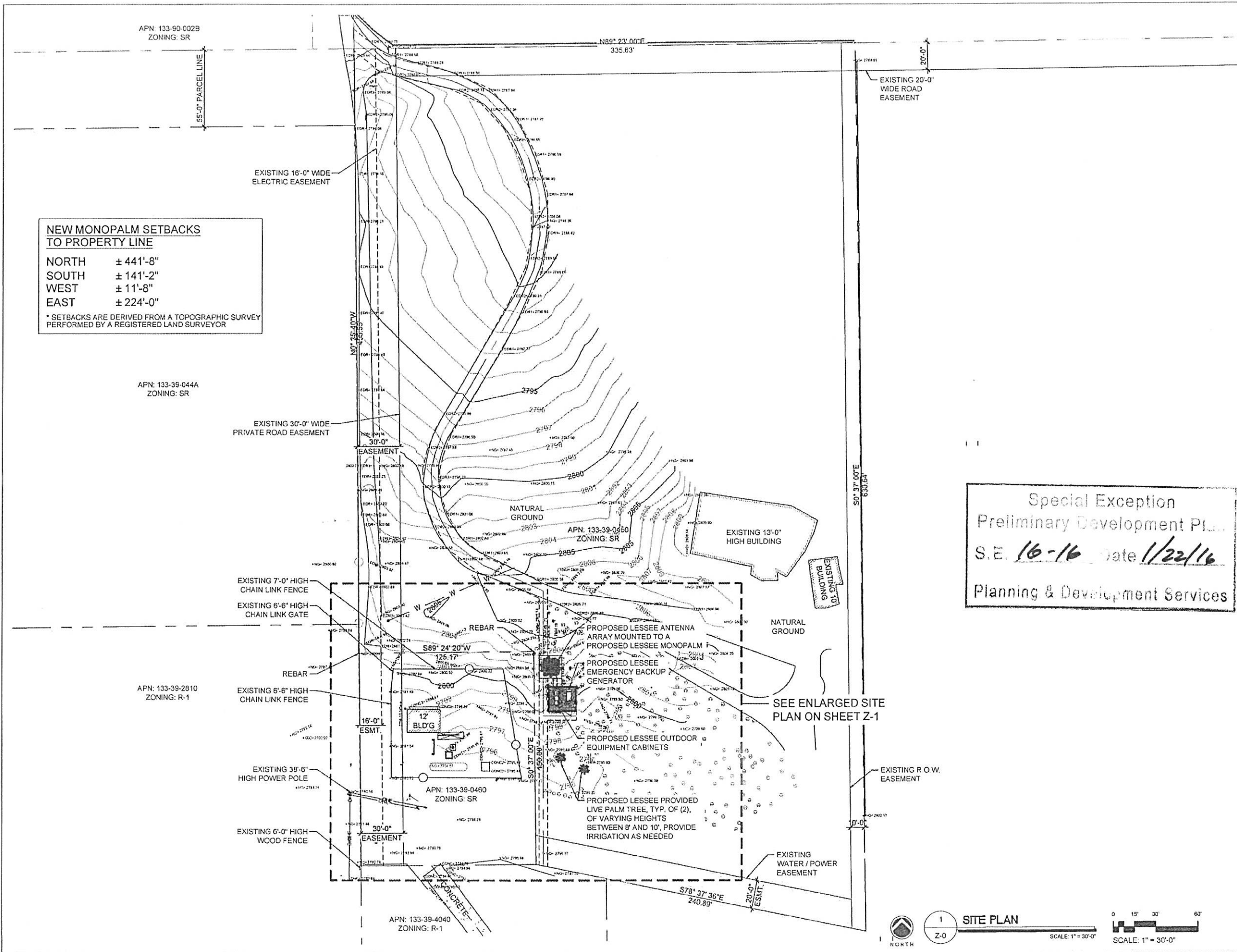


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PROJECT NO.
09006794
SITE NAME:
TUC PUMPHOUSE
SITE ADDRESS:
10000 E. BROADWAY
TUCSON AZ, 85748

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2
REVISION:



CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

Young

design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

19382

RONALD C. YOUNG

REGISTERED PROFESSIONAL ENGINEER

STATE OF ARIZONA

E.O.P. 1231118

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NO.

DATE

DESCRIPTION

1

9/16/2015

PRELIMINARY REVIEW ZD'S

2

9/22/2015

SUBMITTAL ZD'S

3

10/6/2015

LL COMMENTS

4

1/21/2016

REVISIONS

ARCHITECTS JOB NO.

YDC-6273

PROJECT INFORMATION

TUC_PUMPHOUSE

10000 E. BROADWAY
TUCSON, AZ 85748

SHEET TITLE

SITE PLAN

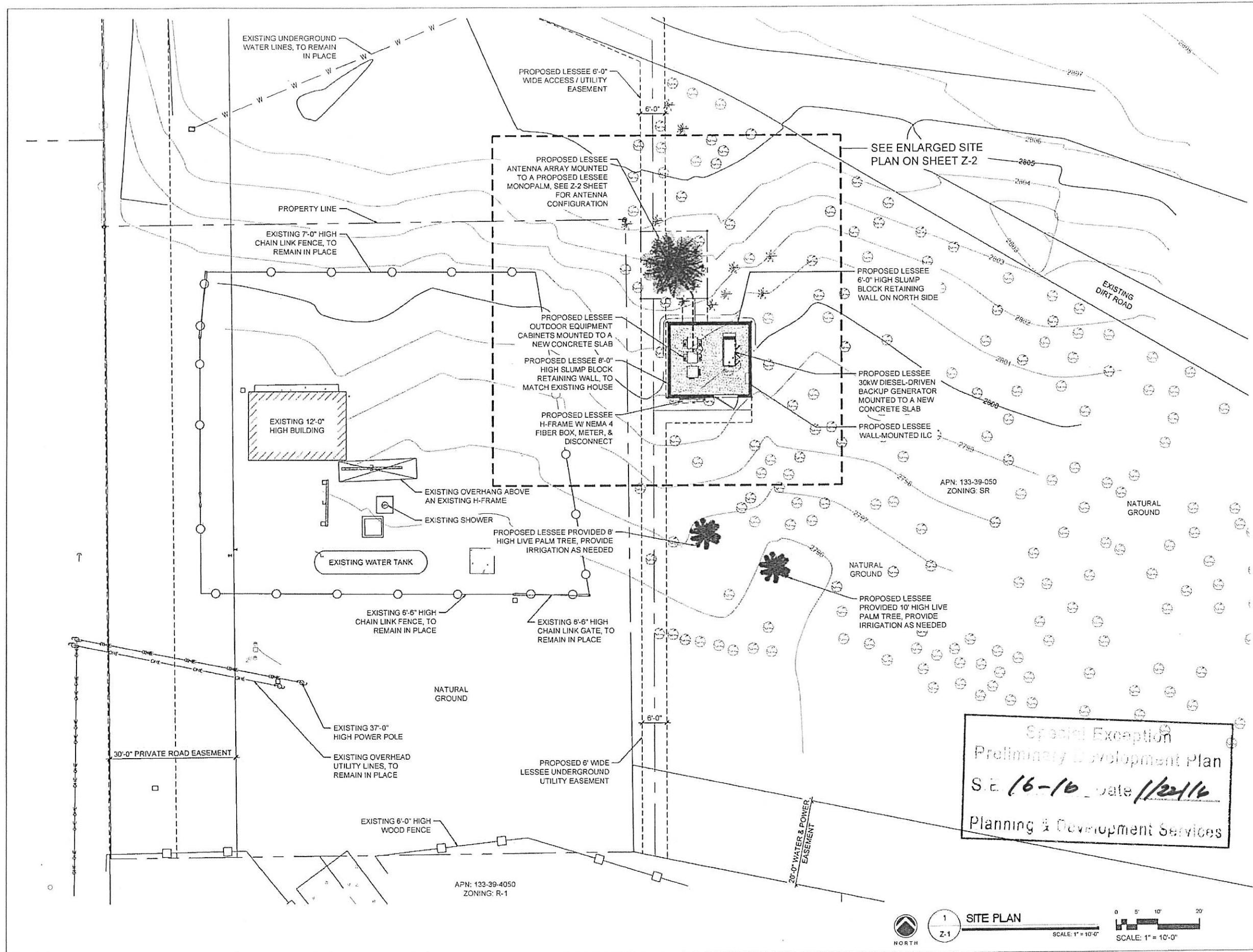
JURISDICTION APPROVAL

SHEET NUMBER

Z-0

Special Exception
Preliminary Development Plan
S.E. 16-16 Date 1/22/16
Planning & Development Services





CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

Young

design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

10332

ARNALDO C. YOUNG

REGISTERED PROFESSIONAL ARCHITECT

STATE OF ARIZONA

EXP. 12/31/16

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NO.	DATE	DESCRIPTION
1	9/16/2015	PRELIMINARY REVIEW ZD'S
2	9/22/2015	SUBMITTAL ZD'S
3	10/6/2015	LL COMMENTS
4	1/21/2016	REVISIONS

ARCHITECTS JOB NO.
YDC-6273

PROJECT INFORMATION

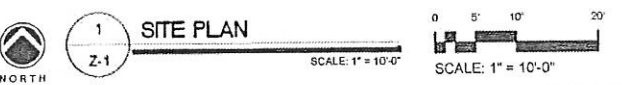
TUC_PUMPHOUSE
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TUCSON, AZ 85748

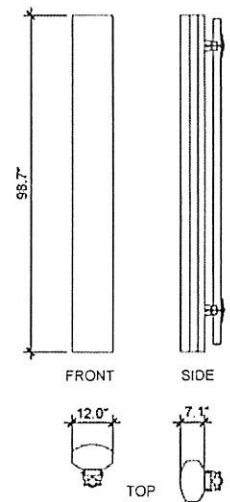
SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z-1

Special Exception
Preliminary Development Plan
S.E. 16-16 Date 1/22/16
Planning & Development Services





NEW ANTENNA DETAIL

4

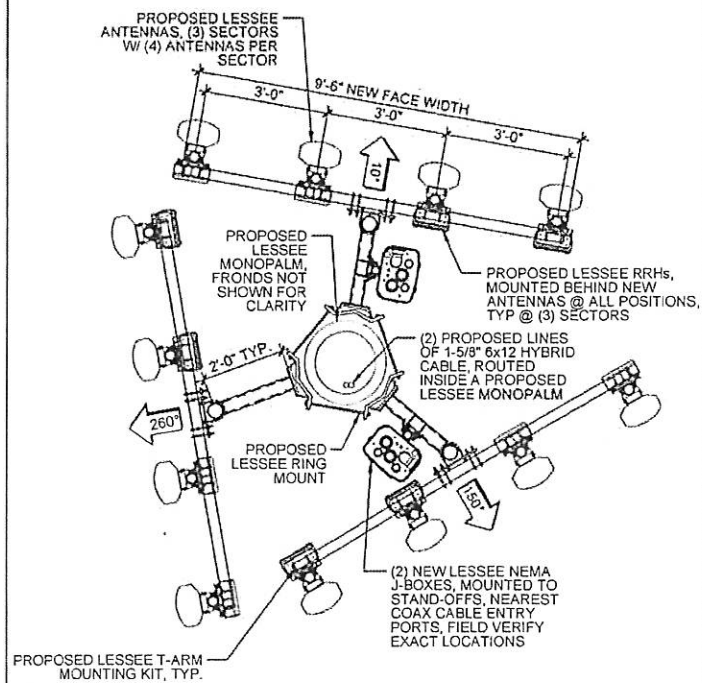
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	10°	45°-0"	N/A	N/A	N/A
BETA	150°	45°-0"	N/A	N/A	N/A
GAMMA	260°	45°-0"	N/A	N/A	N/A
N/A	N/A	45°-0"	2	1-5/8"	6x12 HYBRID CABLE

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH,
UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY
AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR
TO INSTALLING ANTENNAS

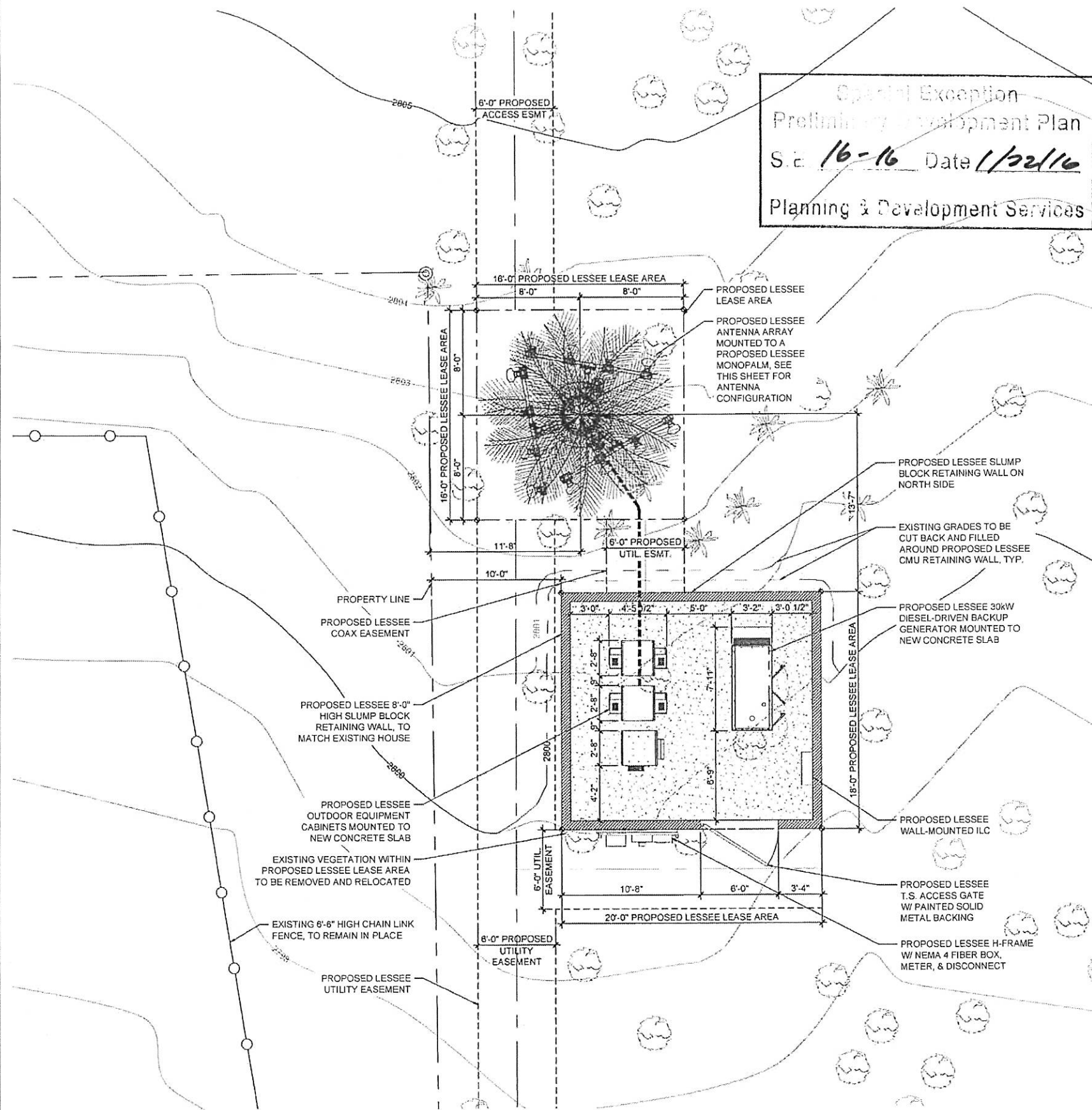
COAX CABLE INFORMATION

3

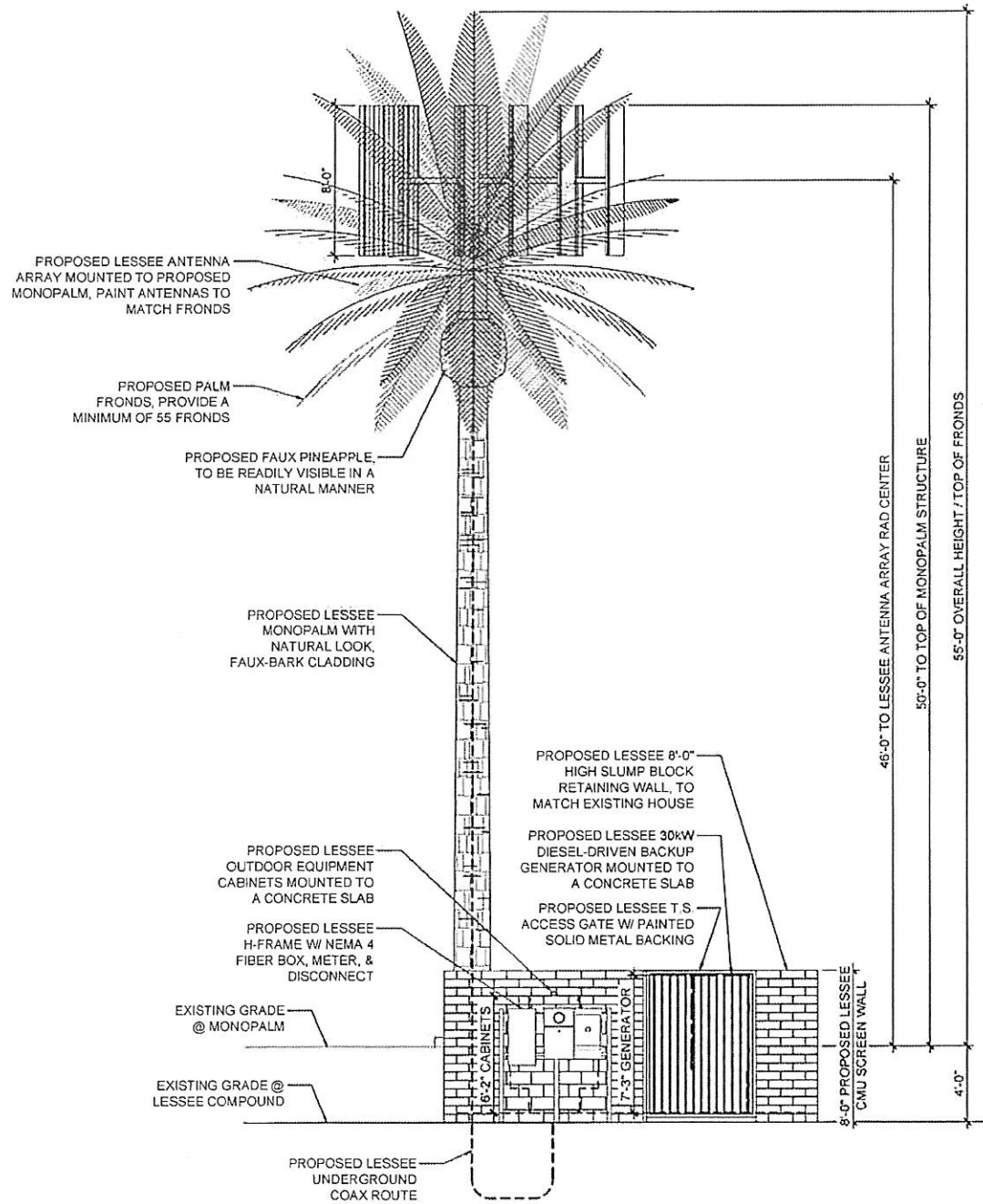


NEW ANTENNA CONFIGURATION

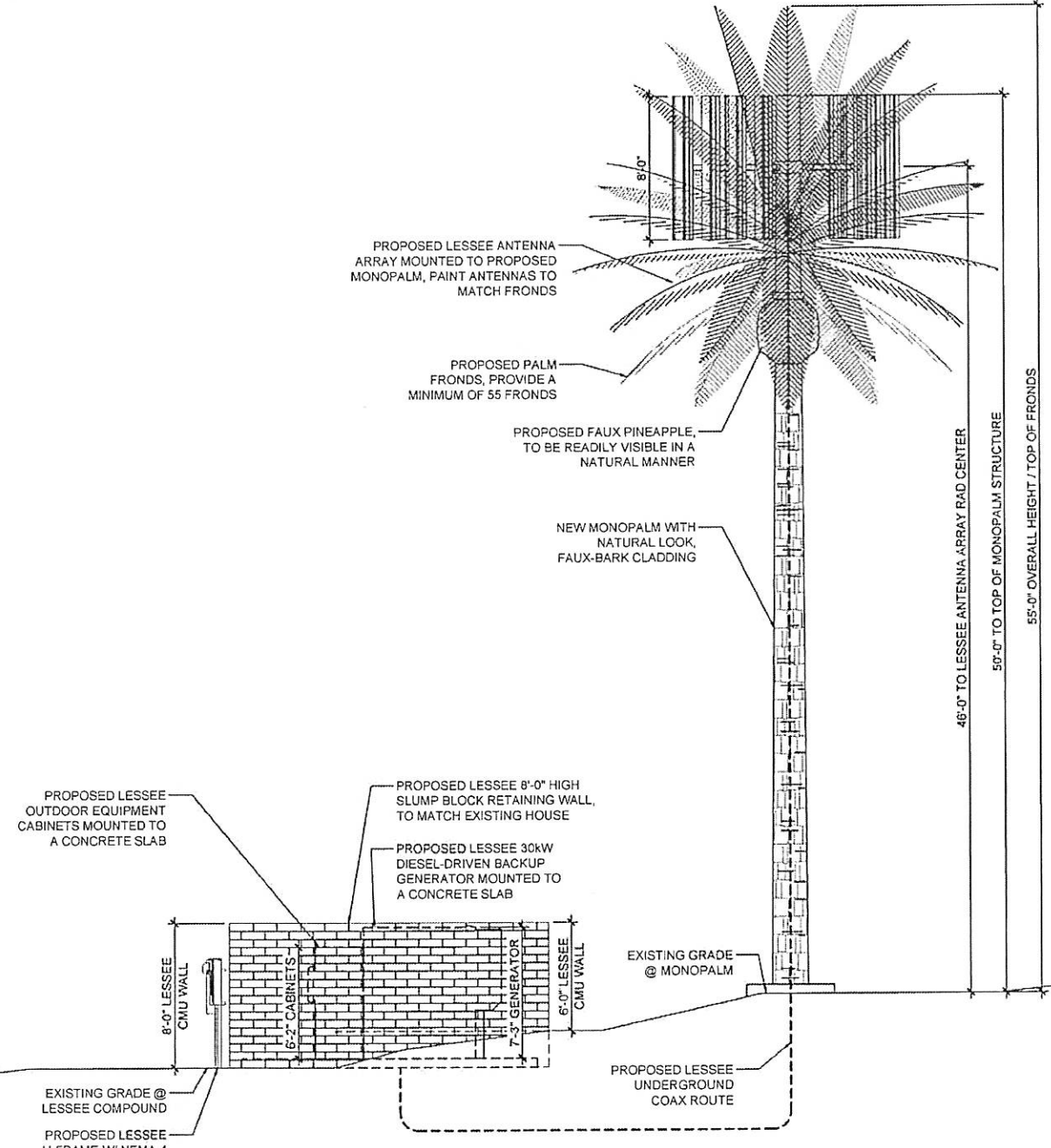
2



E-1 Exception
 Preliminary Development Plan
 S.E. 16-16 Date 11/22/16
 Planning & Development Services



2 SOUTH ELEVATION
 Z-3
 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
 Z-3
 SCALE: 1/4" = 1'-0"

CLIENT
verizon
 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
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 10245 E. Via Linda, Scottsdale, AZ 85258
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NO.	DATE	DESCRIPTION
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2	9/22/2015	SUBMITTAL ZD'S
3	10/6/2015	LL COMMENTS
4	1/21/2016	REVISIONS

ARCHITECTS JOB NO.
 YDC-6273

PROJECT INFORMATION
TUC_PUMPHOUSE
 10000 E. BROADWAY
 TUCSON, AZ 85748

SHEET TITLE
ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
Z-3